



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis and Timothy Kerner, Co-Chairs CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Date: Tuesday, May 23rd 2017, 7:00 PM

Location: Benjamin's Desk, 1608 Walnut Street, 12th Floor

1. 422 S. 20th Street (CMX-1 - adjacent to RSA-5 District) not opposed with provisos

ZBA # 29238 Hearing Date: 6/6/17 @ 9:30am

Application is for the erection of an addition on an existing attached structure to include accessory roof deck and private, residential, off-street parking garage for use of a single-family dwelling.

Refusal: Section 14-305(6) Table 14-701-1 & 14-701-2 *Whereas the existing structure is non-conforming, the proposed rear addition at 2nd & 3rd story (including roof deck) further extends the existing non-conformity.*

	<i>Required</i>	<i>Proposed</i>
<i>Open area (SF)</i>	<i>20% X 728 SF =145.6 SF</i>	<i>8.8% X 728 SF =64 SF</i>
<i>Rear yard (FT)</i>	<i>9 FT</i>	<i>3 FT</i>

Refusal: Section 14-502(6)(c) *The proposed off-street, private residential, parking accessory to a single-family dwelling is not permitted in the residential parking control area in the Center City Overlay District.*

Refusal: Section 14-803(1)(c) *The proposed off-street, private residential, parking accessory to a single-family dwelling is not permitted to be accessed by a side street in this zoning district (adjacent to RSA-5 District).*

2. 419 S. 20th Street (CMX-1) postponed to June meeting

ZBA # _____ Hearing Date: ___/___/___ @ ___:___

Application is for the erection of an addition on an existing attached structure for the existing use of two (2) household living units, and an existing use of personal services as existing and previously approved.

<i>Refusal: Section 14-701-3</i>	<i>Required</i>	<i>Proposed</i>
<i>Maximum Height (FT)</i>	<i>38 FT.</i>	<i>39' – 4.5"</i>



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3. 2011 Pine Street (RM-1)

Not opposed

ZBA # 30390 Hearing Date: 5/24/17 @2:00pm

Application for removal of existing two (2) story rear addition and erection of new one story rear addition for two (2) car garage with open terrace above the addition.

Refusal: 14-502(6)©(.1) Center City Overlay Residential Parking Control Area

Off-street parking shall not be provided for any one-family or two-family use located in the residential parking control area, except for parking accessed by a shared driveway or rear alley, which is permitted but not required.

Refusal: Table 14-701-2 Minimum Open Area

<i>Required</i>	<i>Proposed</i>
<i>480 SQ. FT.</i>	<i>153 SQ. FT.</i>
<i>30% of 1600 S.F.</i>	<i>9.6% of 1600 S.F.</i>

4. 1635 Waverly Street (CMX-2 & 14-502-1)

Opposed

ZBA # 30315 Hearing Date: 6/14/17 @4:00

Application for the erection of an attached structure (maximum height NTE 38 FT) with a roof deck above accessed by a pilot house, with interior accessory parking for the one vehicle.

Refusal: Table 14-602-2 (Note 3)

In the CMX-2 and CMX-2.5 districts, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 FT of building depth, measured from the front building line.

Refusal: 14-502 (6) (c)

Off street parking shall not be provided for any one family or two family use located in the residential parking control area, except for parking accessed by a shared driveway or rear alley, which is permitted but not required.

Refusal: 14-803 (1) (c)

Accessory parking for any single-family, two-family or multi-family use in an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway, alley or rear street.

*Refusal: Table 14-701-1
Maximum occupied area
Minimum rear yard depth*

<i>Required</i>	<i>Proposed</i>
<i>75%</i>	<i>86.5%</i>
<i>9 FT.</i>	<i>5 FT.</i>



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5. 2526 Panama Street (RSA-5 & 14-502-1) Opposed

ZBA # 30533 Hearing Date: 6/21/17 @2:00pm

Application for the relocation of lot lines to create six (6) lots from five(5) existing lots (2532,2528,2526 Panama St, 2533, 2529 Pine St) for the erection of four(4) attached structures (maximum height NTE 52.2 to 53.2 FT) with roof decks accessed by pilot houses/elevators each for use as a single family dwelling with interior mechanical parking for 3 vehicles on parcel A, B & E, interior parking for 3 vehicles on parcel D, accessed by a shared driveway easement parcel F parcel C for an existing single family dwelling.

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Lot area (Parcel A)</i>	<i>1440 S.F.</i>	<i>1099 S.F.</i>
	<i>Lot area (Parcel B)</i>	<i>1440 S.F.</i>	<i>949.76 S.F.</i>
	<i>Lot area (Parcel C)</i>	<i>1440 S.F.</i>	<i>760 S.F.</i>
	<i>Lot area (Parcel D)</i>	<i>1440 S.F.</i>	<i>1147.50 S.F.</i>
	<i>Lot area (Parcel E)</i>	<i>1440 S.F.</i>	<i>1147.50 S.F.</i>
	<i>Minimum Open Area % of Lot (Parcel A)</i>	<i>30%</i>	<i>0%</i>
	<i>Minimum Open Area % of Lot (Parcel B)</i>	<i>30%</i>	<i>0%</i>
	<i>Minimum Open Area % of Lot (Parcel C)</i>	<i>20%</i>	<i>0%</i>
	<i>Minimum Open Area % of Lot (Parcel D)</i>	<i>30%</i>	<i>0%</i>
	<i>Minimum Open Area % of Lot (Parcel E)</i>	<i>20%</i>	<i>0%</i>
	<i>Minimum Rear Yard Depth (Parcel A – E)</i>	<i>9 FT.</i>	<i>0 FT.</i>
	<i>Maximum Height (Parcel A)</i>	<i>38 FT</i>	<i>43.2 FT</i>
	<i>Maximum Height (Parcel B)</i>	<i>38 FT</i>	<i>43.8 FT</i>
	<i>Maximum Height (Parcel D)</i>	<i>38 FT</i>	<i>42.65 FT</i>
	<i>Maximum Height (Parcel E)</i>	<i>38 FT</i>	<i>42.2 FT</i>

6. 1831 Chestnut Street (CMX-5, Overlay: Chstnt and Wint, West) Not opposed with provisos

ZBA # 30377 Hearing Date: 6/7/17 @2:00

Application is for the erection of a mezzanine addition above first floor (between 1st & 2nd floor) as part of existing attached structure (no change in height of structure), size and location as shown on this application.

Uses: for a sit-down restaurant on the mezzanine above first floor and visitors accommodation (7 units) on 2nd to 3rd floor and multi-family household living twenty (20) dwelling units on 3rd to 11th floor as previously approved in the same structure. No sign on this application.

<i>Referral:</i>	<i>Table 14-502-2 (Supplemental use controls)</i>	<i>The proposed use referral for eat-in restaurant uses in the CMX-5 district require special exception approval from ZBA.</i>
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7. 200 S. Broad St. SWC of Walnut Street (CMX-5) Not opposed
ZBA # 30469 Hearing Date: 6/14/17 @2:00

Application for the erection of two (2) projecting signs, one (1) wall sign and the reface of sixteen (16) awning signs. size and location as shown on submitted plans. signs accessory to existing sit-down restaurant in same building as other uses as previously approved.

Refusal: Section 14-502(7)(b)(.2)(.c) Two (2) projecting signs are proposed; whereas, projecting signs are prohibited in the center city commercial area of the center city overlay district.

<i>Refusal: Table 14-904-1</i>	<i>Allowed</i>	<i>Proposed</i>
<i>Maximum extension of projecting signs</i>	<i>24 IN.</i>	<i>36IN.</i>

8. 263 S. 22nd Street (RM-1) Postponed to June Meeting
ZBA # _____ Hearing Date: 6/27/17 @9:30am

Application is for the erection of a 4th floor addition at back of an existing attached structure used as a single-family dwelling.

<i>Refusal: Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>38 FT.</i>	<i>48 FT.</i>

9. 2410 Cypress Street (RSA-5) Opposed, pending re-presentation in June
ZBA # 30304 Hearing Date: 7/12/17 @4:00pm

Application is for the erection of a third and fourth story addition with roof deck accessed by a roof deck access structure (max. 90 S.F.) (to contain stairs & landing only), use to one (1) interior off-street parking in the same building with one (1) existing interior off-street parking (total two (2) interior off-street parking), in an existing two (2) story single-family household living.

Refusal: Section 14-502(6)(c)(.1) Off-street parking for any one or two family use is expressly prohibited in the Center City Overlay District – Residential Parking Control Area, except for parking accessed by a shared driveway or rear alley; whereas the proposed one (1) interior off-street parking is accessed from front alley.

<i>Refusal: Table 14-701-1</i>	<i>Min. open area (% of lot)</i>	<i>Required</i>	<i>Proposed</i>
<i>§14-701(2)(b)(3)</i>	<i>(3rd & 4th story addition)</i>	<i>30% (441 SF)</i>	<i>23% (342SF)</i>

<i>Refusal: Table 14-701-1</i>	<i>Min. rear yard depth</i>	<i>Required</i>	<i>Proposed</i>
<i>§14-701(2)(b)(7)</i>	<i>(3rd & 4th story addition)</i>	<i>9 FT.</i>	<i>5 FT. 4 IN.</i>

<i>Refusal: Table 14-701-1</i>	<i>Max. building height</i>	<i>Allowed</i>	<i>Proposed</i>
		<i>38 FT.</i>	<i>41 FT. 6 IN.</i>